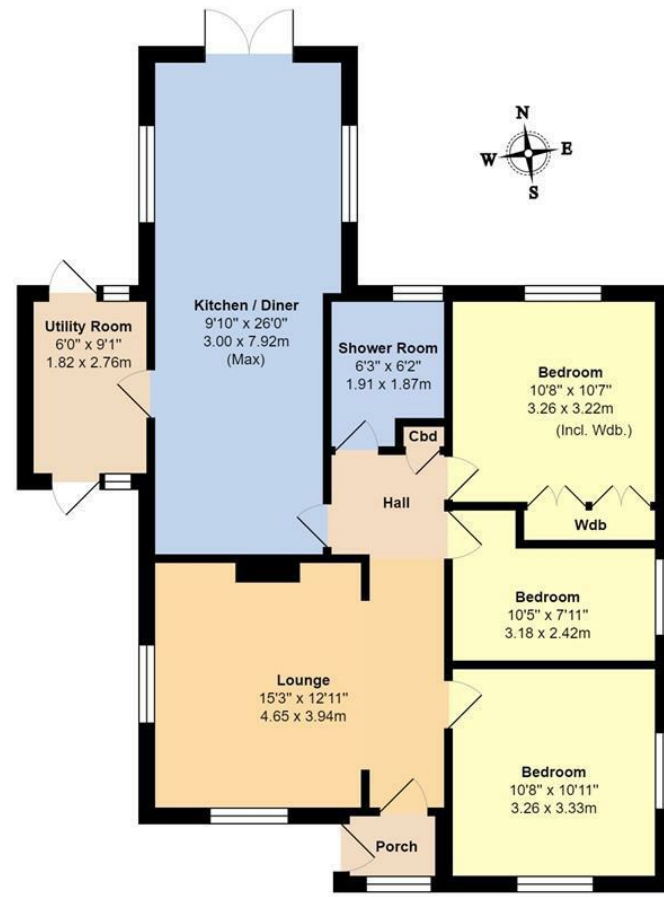


# 38 Langbury Lane, Ferring Worthing BN12 6PX

£525,000 - Freehold



Total Area: 948 ft<sup>2</sup> ... 88.1 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2022



- Attractive Extended Detached Bungalow
- Dual Aspect Lounge
- Utility Lean-to
- Feature Gardens
- Extensive Off-Road Parking
- Three Bedrooms
- Enlarged Modern Fitted Kitchen/Dining Room
- Cotemporary Shower Room/WC
- Substantial Workshop + Summerhouse & Shed
- EER: TBC

It is our pleasure to present this delightful detached bungalow to the market, occupying a generous sized plot, within close proximity to Ferring village centre.

This particularly bright and well-appointed property is complemented by an extension to the rear that provides enlargement to the modern fitted kitchen/dining room. Additionally, there are three bedrooms; a dual aspect lounge with striking fireplace; a contemporary shower room/WC. and a useful utility accessed via the kitchen.

The impressive gardens are a particular feature, the rear of which is mainly laid to lawn and encompasses a raised paved and split-level patio/pathway; substantial wooden cabin with power and light; summerhouse, also with power and light; and a timber shed. To the front of the property there are two areas of lawn and a well-stocked border, all flanked by a long shingle driveway enabling OFF ROAD PARKING for several vehicles.

Further attributes include; 'French' style doors giving access to the rear garden from the kitchen/dining room; gas central heating via a combination boiler system; 'Leaded Light' style double glazing; an adjoining carport (re-roofed 2024) located atop the aforementioned driveway; and distant views of Highdown Hill to the north.

The location of the bungalow is an important quality, being within 0.25-mile of Ferring village centre with its popular local shopping parade and recreation green, as well as many other useful amenities including; library, doctors and veterinary surgeries, and St Andrews Church.

Notably, the picturesque seafront can be found within only approximately 1.25 miles, whilst easy access is also afforded to the A259 in just a few hundred metres and the renowned 700 bus service, which operates along Langbury Lane.

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating:

AGENTS NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Glyn-Jones & Company  
Rustington Office Sales  
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At an Average rating of **4.9/5** ★★★★★



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Rustington  
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Bluebell Lodge, 38 Langbury Lane, Ferring, Worthing, West Sussex, BN12 6PX

